

MAYOR'S OFFICE OF HOUSING

Minutes

Public Facilities Commission
Mayor's Office of Housing
Virtually via Zoom
Boston, MA 02201

April 17, 2024

ATTENDANCE:

Katherine P. Craven, Chair (Not Present)

Lawrence D. Mammoli, Commissioner

Donald E. Wright, Commissioner

ThyThy Le, Legal Advisor PFC/PFD, Law Department

Colleen M. Daley, PFC Secretary, Law Department

Catherine P. Pendleton, Articled Clerk PFC/PFD, Law Department

Elizabeth A. Feltner, Paralegal PFC/PFD, Law Department (Not Present)

Loren Forbes, Assistant Corporation Counsel, Law Department

Sheila A. Dillon, Chief and Director, MOH (Not Present)

Daniel Lesser, Director of Operations, MOH

Rick Wilson, Deputy Director for Administration and Finance, MOH (Not Present)

James McDonough, Senior Staff Attorney, MOH

James Smith, Sr. Environmental Compliance Manager, Real Estate Management & Sales Division, MOH

Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development Division, MOH

Christine O'Keefe, Interim Deputy Director, Neighborhood Housing Development Division, MOH

Commissioner Mammoli called the meeting to order.

The minutes from the meeting of March 27, 2024, for the Public Facilities Department, were presented to and approved by the Commission.

NOTE: ThyThy Le noted for the record, the meeting is being recorded and broadcast live. She then noted that Colleen Daley, the Public Facilities Commission Secretary, would take a roll call of the meeting participants.

NOTE: Colleen Daley performed the roll call and confirmed the individuals in attendance.

NOTE: ThyThy Le noted for the record draft meeting minutes from the meetings of March 27, 2024, for the Public Facilities Department. She then asked for a motion to approve.

NOTE: On a motion duly made and seconded, the March 27, 2024 meeting minutes for the Public Facilities Department were unanimously approved.

VOTE 1: James Smith, Senior Environmental Compliance Manager, Real Estate Management & Sales Division

Tentative Developer Designation and Intent to Sell to 90-94 Robey Street Condominium Trust:
Vacant land located at an unnumbered parcel on Robey Street, Dorchester.

Purchase Price: \$45,000

Ward: 8

Parcel Numbers: 00029000

Square Feet: 2,247

Future Use: Off Street Parking

Assessed Value Fiscal Year 2024: \$95,700

Appraised Value April 2, 2023: \$45,000

MOH Program: REMS - Land Disposition

RFP Issuance Date: October 10, 2023

That, having duly advertised a Request for Proposals to develop said property, 90-94 Robey Street Condominium Trust¹, a realty trust, with an address of 90-94 Robey Street, Dorchester, MA 02125, be tentatively designated as developer of the vacant land located at an unnumbered parcel on Robey Street (Ward: 8, Parcel: 00029000) in the Dorchester district of the City of Boston containing approximately 2,247 square feet of land for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of the parcel; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned property to 90-94 Robey Street Condominium Trust;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

NOTE: James Smith addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli stated, “It’s great to see [a property in the City’s inventory for] 35 years, to get it off our books.” He then asked, “Since this is a straightforward project, they’re paying the appraised value, we expect that they will probably be coming back for final [conveyance] before the end of the year is up?”

NOTE: James Smith replied, “Absolutely.”

NOTE: Commissioner Mammoli stated, “Perfect.”

¹ The proposal submitted in response to the Request for Proposals was originally submitted by Robey Street Rowhomes HOA. The individuals who submitted the proposal clarified the record by supplemental correspondence, accepted by MOH, to indicate 90-94 Robey Street Condominium Trust, as the entity seeking tentative designation for the parcel.

NOTE: On a motion duly made and seconded, the vote was unanimously approved.

Exhibits: April 1, 2024 project background memorandum and PowerPoint presentation.

VOTE 2: Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to Eco Homes Highland Park LLC: Vacant land located 237, 255, 257, 259 Highland Street, and 75, 84, 86, 88 Marcella Street, Roxbury.

Purchase Price: \$800

Ward: 11

Parcel Numbers: 00558000, 00834000, 00835000, 00836000, 00559000, 00831000, 00830000, 00829000

Square Feet: 15,900 (total)

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2024: \$197,600 (total)

Appraised Value June 3, 2023: \$900,000 (total)

Total Estimated Property Development Costs: \$10,223,838

MOH Program: Neighborhood Housing

RFP Issuance Date: May 5, 2022

That, having duly advertised a Request for Proposals to develop said properties, Eco Homes Highland Park LLC, a Massachusetts limited liability company, with an address of 429 Melnea Cass Blvd., Roxbury, MA 02119, be tentatively designated as developer of the vacant land located at:

237 Highland Street, Ward: 11, Parcel: 00558000, Square Feet: 4,225

255 Highland Street, Ward: 11, Parcel: 00834000, Square Feet: 752

257 Highland Street, Ward: 11, Parcel: 00835000, Square Feet: 861

259 Highland Street, Ward: 11, Parcel: 00836000, Square Feet: 970

75 Marcella Street, Ward: 11, Parcel: 00559000, Square Feet: 4,342

84 Marcella Street, Ward: 11, Parcel: 00831000, Square Feet: 1,370

86 Marcella Street, Ward: 11, Parcel: 00830000, Square Feet: 1,536

88 Marcella Street, Ward: 11, Parcel: 00829000, Square Feet: 1,844

in the Roxbury district of the City of Boston containing approximately 15,900 total square feet of land for the period of 16 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of these parcels; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned properties to Eco Homes Highland Park LLC;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

NOTE: Tiera Satchebell addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli asked, “I’m looking at the agenda, this is a designation period of 16 months?”

NOTE: Tiera Satchebell replied, “16 months, yes.”

NOTE: Commissioner Mammoli asked, “Again, like all things, I’m assuming no longer with COVID [being an issue] hopefully, is that enough time so they can get all their financing, Article 80 permits and so forth, within that time frame?”

NOTE: Tiera Satchebell replied, “Yes.”

NOTE: Commissioner Wright expressed praise for the work undertaken by MOH on the project.

NOTE: On a motion duly made and seconded, the vote was unanimously approved.

Exhibits: February 27, 2024 project background memorandum and PowerPoint presentation.

NOTE: Christine O’Keefe, Interim Deputy Director, Neighborhood Housing Development Division of MOH, provided a brief introduction to the Welcome Home Boston Initiative before the presentation of votes upon request by ThyThy Le and agreement by the Commission.

VOTE 3: Christine O’Keefe, Interim Deputy Director, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to a nominee comprised of principals of Visionary Investors Building Equity LLC and Mass Construction & Management, Inc.: Vacant land located at 65 Ballou Avenue, 71 Ballou Avenue, 80 Selden Street, 106 Selden Street, and an unnumbered parcel on Selden Street, Dorchester.

Purchase Price: \$500

Ward: 14 and 17

Parcel Numbers: 03766000, 01832000, 02542000, 02526000, 02535000

Square Feet: 27,767 (total)

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2024: \$492,300 (total)

Appraised Value August 13, 2023, September 17, 2023, and October 7, 2023: \$1,300,000 (total)

Total Estimated Property Development Costs: \$10,116,343

MOH Program: Neighborhood Housing

RFP Issuance Date: October 2, 2023

That, having duly advertised a Request for Proposals to develop said properties, a nominee comprised of principals² of Visionary Investors Building Equity LLC, a Massachusetts limited liability company, with an address of 33 Lexington Avenue P.O. Box 170236, Boston, MA 02117, and Mass Construction & Management, Inc., a Massachusetts corporation, with an address of 2 Porter Street, Suite 2, Randolph, MA 02368, be tentatively designated as developer of the vacant land located at:

65 Ballou Avenue, Ward: 14, Parcel: 03766000, Square Feet: 4,064

71 Ballou Avenue, Ward: 14, Parcel: 01832000, Square Feet: 4,125

80 Selden Street, Ward: 17, Parcel: 02542000, Square Feet: 6,627

Unnumbered parcel on Selden Street, Ward: 17, Parcel: 02526000, Square Feet: 6,078

106 Selden Street, Ward: 17, Parcel: 02535000, Square Feet: 6,873

in the Dorchester district of the City of Boston containing approximately 27,767 total square feet of land for the period of 16 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of these parcels; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned properties to a nominee comprised of principals of Visionary Investors Building Equity LLC and Mass Construction & Management, Inc.;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

NOTE: Christine O'Keefe addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

² The nominee is to be a newly formed Massachusetts entity. MOH shall not bring a future vote for conveyance of the properties before the PFC without evidence of the nominee being registered and in good standing with the Massachusetts Secretary of State, and, also, providing a complete and current property affidavit (i.e. LOOPS form) for the nominee.

NOTE: Commissioner Mammoli stated, “Great project. My concern with all of these, I see 16 months, let’s get these projects out and let’s get them built.”

NOTE: Christine O’Keefe replied, “Agreed.”

NOTE: Commissioner Wright stated, “Really excited about this Welcome Home [Boston] program, but also excited about bringing in new development teams into this work that we’re doing in the City, so I commend MOH on that.”

NOTE: On a motion duly made and seconded, the vote was unanimously approved.

Exhibits: March 8, 2024 project background memorandum and PowerPoint presentation.

VOTE 4: Christine O’Keefe, Interim Deputy Director, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to Codman Square Neighborhood Development Corporation: Vacant land located at 11 Capen Street, 262 Norfolk Street, and 270 Norfolk Street, Dorchester.

Purchase Price: \$300

Ward: 17
Parcel Numbers: 02081000, 02079000, 02117000
Square Feet: 14,436 (total)
Future Use: New Construction- Housing
Assessed Value Fiscal Year 2024: \$242,900 (total)
Appraised Value August 27, 2023: \$745,000 (total)
Total Estimated Property Development Costs: \$8,999,998
MOH Program: Neighborhood Housing
RFP Issuance Date: October 2, 2023

That, having duly advertised a Request for Proposals to develop said properties, Codman Square Neighborhood Development Corporation, a Massachusetts non-profit corporation, with an address of 587 Washington Street, Boston, MA 02124, be tentatively designated as developer of the vacant land located at:

11 Capen Street, Ward: 17, Parcel: 02081000, Square Feet: 5,979

262 Norfolk Street, Ward: 17, Parcel: 02079000, Square Feet: 3,046

270 Norfolk Street, Ward: 17, Parcel: 02117000, Square Feet: 5.411

in the Dorchester district of the City of Boston containing approximately 14,436 total square feet of land for the period of 16 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of these parcels; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned properties to Codman Square Neighborhood Development Corporation;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

NOTE: Christine O’Keefe addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

NOTE: On a motion duly made and seconded, the vote was unanimously approved.

Exhibits: March 8, 2024 project background memorandum and PowerPoint presentation.

VOTE 5: Christine O’Keefe, Interim Deputy Director, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to KZ Builders LLC: Vacant land located at 19 Nottingham Street, an unnumbered parcel on Nottingham Street, 21 Nottingham Street, 23 Nottingham Street, Dorchester.

Purchase Price: \$400

Ward: 14

Parcel Numbers: 01312000, 01312001, 01313000, 01314000

Square Feet: 12,662 (total)

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2024: \$144,000 (total)

Appraised Value December 3, 2023: \$800,000 (total)

Total Estimated Property Development Costs: \$6,950,469

MOH Program: Neighborhood Housing

RFP Issuance Date: October 2, 2023

That, having duly advertised a Request for Proposals to develop said properties, KZ Builders LLC, a Massachusetts corporation, with an address of 10 Tremont Street 2nd Floor, Boston, MA 02124, be tentatively designated as developer of the vacant land located at:

19 Nottingham Street, Ward: 14, Parcel: 01312000, Square Feet: 4,515

Unnumbered parcel on Nottingham Street, Ward: 14, Parcel: 01312001, Square Feet: 214

21 Nottingham Street, Ward: 14, Parcel: 01313000, Square Feet: 3,792

23 Nottingham Street, Ward: 14, Parcel: 01314000, Square Feet: 4,141

in the Dorchester district of the City of Boston containing approximately 12,662 total square feet of land for the period of 16 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of these parcels; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned properties to KZ Builders LLC;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

NOTE: Christine O’Keefe addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

NOTE: On a motion duly made and seconded, the vote was unanimously approved.

Exhibits: March 7, 2024 project background memorandum and PowerPoint presentation.

VOTE 6: Christine O’Keefe, Interim Deputy Director, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to Boston Neighborhood Community Land Trust, Inc.: Vacant land located at an unnumbered parcel on Park Street, Dorchester.

Purchase Price: \$100

Ward: 17

Parcel Numbers: 01163000

Square Feet: 3,665

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2024: \$145,900

Appraised Value September 4, 2023: \$190,000

Total Estimated Property Development Costs: \$2,345,277

MOH Program: Neighborhood Housing

RFP Issuance Date: October 2, 2023

That, having duly advertised a Request for Proposals to develop said properties, Boston Neighborhood Community Land Trust, Inc., a Massachusetts non-profit corporation, with an address of 550 Dudley Street, Boston, MA 02119, be tentatively designated as developer of the vacant land located at an unnumbered parcel on Park Street (Ward: 17, Parcel: 01163000) in the Dorchester district of the City of Boston containing approximately 3,665 total square feet of land for the period of 16 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of this parcel; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned property to Boston Neighborhood Community Land Trust, Inc;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

NOTE: Christine O’Keefe addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

NOTE: On a motion duly made and seconded, the vote was unanimously approved.

Exhibits: March 7, 2024 project background memorandum and PowerPoint presentation.

VOTE 7: Christine O’Keefe, Interim Deputy Director, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to Ambry Development Group LLC: Vacant land located at 34 Wales Street, Dorchester.

Purchase Price: \$100

Ward: 14

Parcel Numbers: 02792000

Square Feet: 11,108

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2024: \$77,400

Appraised Value August 27, 2023: \$660,000

Total Estimated Property Development Costs: \$9,838,565

MOH Program: Neighborhood Housing

RFP Issuance Date: October 2, 2023

That, having duly advertised a Request for Proposals to develop said properties, Ambry Development Group LLC, a Massachusetts limited liability company, with an address of 23 Moreland Street, Unit 1,

Roxbury, MA 02119, be tentatively designated as developer of the vacant land located at 34 Wales Street (Ward: 14, Parcel: 02792000) in the Dorchester district of

the City of Boston containing approximately 11,108 total square feet of land for the period of 16 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of this parcel; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned property to Ambry Development Group LLC;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

NOTE: Christine O’Keefe addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli asked, “Quick question if I’m looking at the plan wrong, there’s a lot of trees that are being cut down for this development; I’m assuming there’s no issue with that?”

NOTE: Christine O’Keefe replied, “[MOH tries] to save as many trees as possible and we are having folks take a look at them to make sure, are they trees that should be coming down. Our design team is looking at that.”

NOTE: Commissioner Wright stated, “Good point, Commissioner.”

NOTE: On a motion duly made and seconded, the vote was unanimously approved.

Exhibits: March 7, 2024 project background memorandum and PowerPoint presentation.

VOTE 8: Christine O’Keefe, Interim Deputy Director, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to KNG Realty Corporation: Vacant land located at 83 Wildwood Street, Mattapan.

Purchase Price: \$100

Ward: 14

Parcel Numbers: 03923000

Square Feet: 10,824

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2024: \$188,400

Appraised Value September 4, 2023: \$440,000

Total Estimated Property Development Costs: \$4,237,408

MOH Program: Neighborhood Housing
RFP Issuance Date: October 2, 2023

That, having duly advertised a Request for Proposals to develop said properties, KNG Realty Corporation, a Massachusetts corporation, with an address of 82 Presentation Road, Brighton, MA 02135, be tentatively designated as developer of the vacant land located at 83 Wildwood Street (Ward: 14, Parcel: 03923000) in the Dorchester district of the City of Boston containing approximately 10,824 square feet of land for the period of 16 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of this parcel; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned property to KNG Realty Corporation;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

NOTE: Christine O’Keefe addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli stated, “Well, congratulations, five votes in a row! You can go get a glass of water!”

NOTE: Christine O’Keefe laughed and replied, “I’m in desperate need of one!”

NOTE: Commissioner Mammoli stated, “No questions, good project.”

NOTE: Commissioner Wright stated, “Same here, kudos to you, Chris, for getting through all these votes, but no questions here as well.”

NOTE: On a motion duly made and seconded, the vote was unanimously approved.

Exhibits: March 7, 2024 project background memorandum and PowerPoint presentation.

NOTE: On a motion duly made and seconded, the meeting was adjourned.

NOTE: A recording of this April 17, 2024 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=57627.

A True Record.

The meeting commenced at 10:04 a.m. and adjourned at 10:41 a.m.



Colleen Daley, PFC Secretary